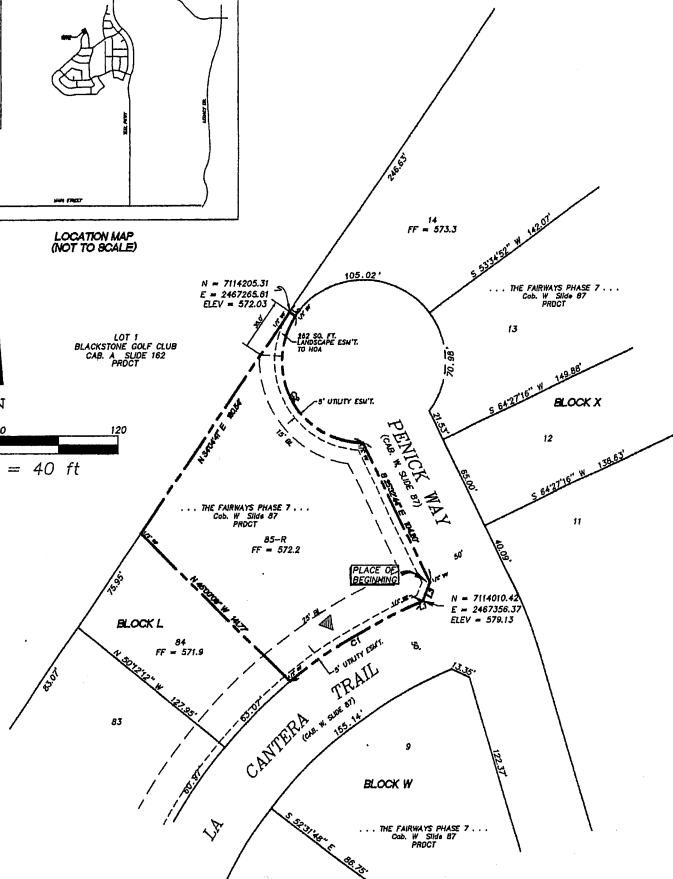
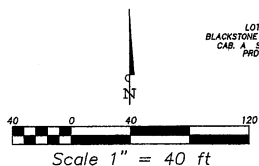


LOCATION MAP
(NOT TO SCALE)



MARKER	BEARING	DISTANCE	TANGENT	BEARING	CHORD BEARING	CHORD
C1	S 00° 00' 00" E	87.00	S 88° 00' 00" W	88.00	S 88° 00' 00" W	88.00
C2	S 00° 00' 00" E	87.00	S 88° 00' 00" W	88.00	S 88° 00' 00" W	88.00

MARKER	BEARING	DISTANCE
L1	S 00° 00' 00" E	87.00
L2	S 00° 00' 00" E	87.00
L3	S 00° 00' 00" E	87.00

LANDSCAPE EASEMENT

The undersigned covenants and agrees that the landscape easement and restrictions herein and forth shall run with the land and be binding on the owner(s) of the property in this subdivision, their successors and assigns, and all parties claiming by through and under them. In the event a request is requested on all or part of this property, the City may require any similar or additional restrictions of its sole discretion. The sole responsibility for maintenance and replacement of landscape materials thereof shall be borne by any homeowners association heretofore established for the owners of lots in this subdivision and/or the owners of the individual lots within this subdivision. Such maintenance and replacement shall be in accordance with the requirements, standards, and specifications of the City of Frisco, as presently in effect or as may be hereafter amended. This provision may be enforced by specific performance or by any other remedy allowed by law.

This plot approved subject to all planning ordinances, rules, regulations and resolutions of the City of Frisco, Texas.

WITNESS, my hand, this _____ day of _____, 20____

BY:

Authorized Signature _____

Printed Name and Title _____

STATE OF TEXAS []

COUNTY OF DENTON []

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared _____ known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20____

Notary Public, State of Texas _____

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Bryan N. Partain, do hereby certify that I prepared this plot and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision regulations of the City of Frisco, Texas.

Dated this _____ day of _____, 20____

Bryan N. Partain
Registered Professional Land Surveyor No. 4592

STATE OF TEXAS []

COUNTY OF DENTON []

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Bryan N. Partain, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20____

Notary Public, State of Texas _____

CERTIFICATE OF APPROVAL

Approved this _____ day of _____, 20____ by the Planning & Zoning Commission of the City of Frisco, Texas.

_____, Planning & Zoning Commission Chairperson

_____, Planning & Zoning Commission Secretary

NOTES:

1. Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.
2. Developed at 35'-5' Standards.
3. No Roadway exists on the site.
4. All easements are by plot recorded in Casket W, Slide 87 unless otherwise noted.

LEGEND:

- 1/2" IRF 1/2" Diameter Iron rod found
- BL Building line
- FF Finished Floor Elevation
- HDA Homeowners Association
- PRDCT Plot Records Denton County Texas
- Street Address Orientation

REASON FOR REPLAT: to combine lots 85 and 86 into one lot and dedicate a 252 square foot landscape easement.

OWNER'S CERTIFICATE

STATE OF TEXAS []

COUNTY OF DENTON []

WHEREAS, MARK MOLTHAN CONSTRUCTION, INC. is the owner of a tract of land situated in the J.W. COX SURVEY, ABSTRACT NO. 218, Denton County, Texas, and being all of Lots 85 and 86, Block L, of the Fairways Phase 7, on Addition to the City of Frisco, Texas according to the plat thereof recorded in Casket W, Slide 87, Plot Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" diameter iron rod found at the North corner of a corner clip at the intersection of the Southwest line of Penick Way (a 50 foot right-of-way) and the Northwest line of La Cateria Trail (a 50 foot right-of-way);

THENCE South 20 degrees 46 minutes 37 seconds West, 12.81 feet, with sold corner clip, to a 1/2" diameter iron rod found in the sold Northwest line of La Cateria Trail;

THENCE South 87 degrees 05 minutes 59 seconds West, 1.08 feet, with the sold Northwest line of La Cateria Trail, on arc distance of 103.75 feet to a 1/2" diameter iron rod found at the end of said curve, said iron rod also being at the beginning of a curve to the left having a radius of 350.00 feet and a central angle of 16 degrees 58 minutes 45 seconds;

THENCE with sold curve in a Southwesterly direction and with the sold Northwest line of La Cateria Trail, on arc distance of 103.75 feet to a 1/2" diameter iron rod found at the end of said curve, said iron rod also being at the East corner of Lot 84 in sold Block L in said Addition;

THENCE North 45 degrees 00 minutes 09 seconds West, 14.77 feet, with the Northwest line of sold Lot 84, to a 1/2" diameter iron rod found at the North corner of sold Lot 84, said iron rod also being in the Southwest line of Lot of Stonehenge Golf Club, on Addition to the City of Frisco, Texas according to the plot thereof recorded in Casket A, Slide 162, Plot Records, Denton County, Texas;

THENCE North 34 degrees 04 minutes 41 seconds East, 180.54 feet, with the sold Southwest line of Stonehenge Golf Club, to a 1/2" diameter iron rod found at the West corner of Lot 14, Block X in said Fairways Phase 7;

THENCE South 05 degrees 55 minutes 19 seconds East, 5.00 feet, with the Southwest line of sold Lot 14, to a 1/2" diameter iron rod found in the sold Southwest line of Penick Way, said iron rod also being at the beginning of a curve to the left having a radius of 55.00 feet, a central angle of 122 degrees 35 minutes 07 seconds and a chord bearing South 27 degrees 13 minutes 02 seconds East, 96.48 feet;

THENCE with sold curve in a Southwesterly direction and with the sold Southwest line of Penick Way, on arc distance of 117.68 feet, to a 1/2" diameter iron rod found at the end of said curve;

THENCE South 25 degrees 32 minutes 44 seconds East, 104.20 feet, with the sold Southwest line of Penick Way, to the PLACE OF BEGINNING and containing 22,823 square feet (0.5225 acre) of land, more or less.

Bearing system based upon plot calls along the Southwest line of Penick Way.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That MARK MOLTHAN CONSTRUCTION, INC., acting herein by and through its duly authorized officers, does hereby certify and adopt this plot designating the herein above described property as a REPLAT OF THE FAIRWAYS PHASE 7, BLOCK L, LOT 85R on Addition to the City of Frisco, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. Mark Molthan Construction, Inc. does hereby certify the following:

1. The streets and alleys are dedicated for street and alley purposes.
2. All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
3. The easements and public use areas, as shown, are dedicated for the public use forever for the purposes indicated on this plot.
4. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements if approved by the City of Frisco.
5. The City of Frisco is not responsible for replacing any improvements in, under, or over any easements created by maintenance or repair.
6. Utility easements may also be used for the mutual use and accommodation of all public utilities existing to or from the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Frisco's use thereof.
7. The City of Frisco and public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in the easements.
8. The City of Frisco and public utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, repairing, and adding to or removing all or parts of their respective systems without the necessity of any time occurring permission from anyone.
9. All modifications to this document shall be by means of plot and approved by the City of Frisco.

A REPLAT OF
THE FAIRWAYS PHASE 7
BLOCK L, LOT 85R
0.5225 ACRES
J.W. COX SURVEY - ABSTRACT NO. 219
FRISCO, DENTON COUNTY, TEXAS

OWNER
Mark Molthan Construction, Inc.
8100 Lomo Alto Drive, Suite 180
Dallas, Texas 75225
(214)365-6244

SURVEYOR
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Dallas, Texas 75225
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Fax (214) 365-6244

SEPTEMBER 14, 2009
CITY FILE NO. RP09-0015